



**CITY OF CAMPBELL
Planning Commission Minutes**

7:30 P.M.

TUESDAY

June 28, 2022
PLANNING COMMISSION REGULAR MEETING
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting on Tuesday June 28, 2022, was called to order at 7:30 p.m. in the Council Chambers of City Hall, 70 N. First Street, Campbell, CA, by Chair Ching and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Chair:	Stuart Ching
	Vice Chair:	Adam Buchbinder
	Commissioner:	Matt Kamkar
	Commissioner:	Michael Krey
	Commissioner:	Maggie Ostrowski
	Commissioner:	Andrew Rivlin
	Commissioner:	Alan Zisser

Commissioners Absent: Commissioner: None

Staff Present:	Community Development
	Director: Rob Eastwood
	Senior Planner: Daniel Fama
	Assoc. Planner: Tracy Tam
	City Attorney: Bill Seligmann
	Admin Analyst: Ken Ramirez
	City Clerk: Dusty Christopherson

APPROVAL OF MINUTES

Approval of May 24, 2022 and June 14, 2022 meeting minutes with correction that June 14, 2022 Planning Commission meeting minutes should have adjournment date amended to Tuesday June 28, 2022.

Commissioner Zisser abstained.

COMMUNICATIONS

Introduction to Planning Administrative Analyst, Ken Ramirez. Announcement of Dusty Christopherson leaving the City Clerk position.

AGENDA MODIFICATIONS OR POSTPONEMENTS

Item 2 and Item 3 each have a Desk Item that came in at the last minute.

ORAL REQUESTS

None

PUBLIC HEARINGS

Chair Ching asked if any of the Commissioners had any disclosures. For item #3, Commissioner Rivlin disclosed that he spoke with Audubon society and had previously worked for the applicant architecture firm LPA 5 years ago. Commissioner Kamkar disclosed that he worked with LPA in the past. After consulting with City Attorney, Commissioner Kamkar did not need to recuse himself.

Chair Ching read Agenda Item No. 1 into the record as follows:

1. **PLN-2021-206** Public Hearing to consider the request of Bilal Ilter, Atlas General Construction, for property located at 388 Hatcher Court to allow an approximately 403 square feet addition to a single-family house resulting in an FAR of 0.50. The application under consideration includes a Site and Architectural Review Permit File No.: PLN-2021-206. Staff is recommending that this item be deemed Categorically Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Tracy Tam, Associate Planner

Associate Planner Tracy Tam presented staff report dated June 28, 2022.

Chair Ching opened the public hearing and asked if anyone wished to speak. Applicant of the permit spoke and thanked the City Planner for their work on the project.

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Rivlin, the Planning Commission adopted resolution No. 4648 approving a site and architectural review permit (PLN-2021-206) to allow an approximately 403 square feet addition to a single-family house resulting in a FAR of 0.50 to an existing single-family home on property located at 388 Hatcher court, by the following roll call vote:
AYES: Rivlin, Zisser, Ostrowski, Kamkar, Krey, Buchbinder, Ching
NOES: None

ABSENT: None

ABSTAIN: None

Chair Ching read Agenda Item No. 2 into the record as follows:

2. **PLN-2021-217** Public Hearing to consider the request of John Rovai, Studio Benavente Architects, for property located at **1506 White Oaks Road** to allow for a new motor vehicle—renting use within an existing commercial building. The application under consideration includes a Conditional Use Permit. File No.: PLN-2021-217. Staff is recommending that this item be deemed Categorical Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Tracy Tam, Associate Planner*

Associate Planner Tracy Tam presented staff report dated June 28, 2022 and referenced a desk Item– Changes to Condition of Approval #7 – to reword the initial condition to ensure outdoor storage of vehicles are allowed. Staff is supportive.

The Commission asked general questions related to the application.

Chair Ching opened the public hearing and asked if anyone wished to speak.

Applicant, Brandon Helton Property Development Facility Manager for Enterprise Rent-a-car spoke about relocating existing business to the new site and extending their business hours

Seeing no one else wishing to speak Chair Ching closed the public hearing.

Commission members provided feedback in favor of expanding business hours and hours of operation.

Motion: Upon motion by Commissioner Ostrowski, seconded by Commissioner Zisser, the Planning Commission adopted Resolution No. 4669 approving a Conditional Use Permit (PLN-2021-217) to allow a Motor vehicle renting use within an existing building located at 1506 White Oaks Road in the M-1 (Light Industrial) zoning district and extend Business and hours of Operation. By the end of ‘Business Hours’ all customers shall have exited the premises and the hours of business shall be from 7:30am to 6:00pm, Monday through Sunday. By the of “Operational Hours” all employees shall be off the premises and the hours of operation shall be from 7:00am to 6:30pm, Monday through Sunday, by the following roll call vote:

AYES: Rivlin, Zisser, Ostrowski, Kamkar, Krey, Buchbinder, Ching

NOES: None

ABSENT: None

ABSTAIN: None

Chair Ching read Agenda Item No. 3 into the record as follows:

3. **PLN-2020-90** Public Hearing to consider the request of the Santa Clara County Library District, for property located at **1344 Dell Avenue** to allow construction of an approximately 8,000 square-foot library administrative annex building ("government office and facility") and associated site and landscaping improvements, including retention of existing overhead frontage utilities, and removal of on-site protected trees; and a continued shared parking arrangement with an abutting property located at **1370 Dell Avenue**. The applications under consideration include a Conditional Use Permit Modification with Site and Architectural Review, Variance, and Tree Removal Permit. File. No.: PLN-2020-90. The Library District, as Lead Agency, has determined the project to be Categorically Exempt under CEQA (§ 15303) and filed a Notice of Exemption (County File No. ENV23948). Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days.
Project Planner: Daniel Fama, Senior Planner

Senior Planner Fama presented a staff report dated June 28, 2022 and referenced a desk item: Revised conditions of approval including modifications to the project design responding to requests from Audubon Society.

The Commission asked general questions related to the application.

Chair Ching opened the public hearing and asked if anyone wished to speak.

Applicant Chuck Griffin, Financial and Administrative Services manager for the Santa Clara County Library District and joined by Brett Stonework, Project Manager, spoke in favor of the project and stated that they are working with the Audubon Society to address their concerns in regards to bird safety and the threat factor of the glazing of the glass.

Annie Yang, Chair of the Environmental Action Committee for the Santa Clara Valley Audubon society spoke stating that they were in favor of the project and pleased with work from Community Development staff. She asked to apply a condition of approval to install product with a threat level of 20 or less.

The Commissioners stated support for the application and liked the design of the building.

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Rivlin, the Planning Commission adopted Resolution No. 4650 approving a conditional use permit modification with site and architectural review to allow construction of an approximately 8,000 square-foot library administrative annex building ("Government Office and Facility") and associated site and landscaping improvements property location at 1344 Dell Avenue, with continuation of a shared parking arrangement with an abutting property located at 1370 Dell

Avenue; a tree removal permit to allow a removal on on-site protected trees; and a variance to allow retention of existing overhead frontage utilities. Where bird safety treatment is applied to glazing, the product shall achieve an American Bird Conservancy Threat Factor rating of 20 or less, if feasible. Conditional approval shall also require that the two parking stalls nearest the southeast corner of the property shall be replaced with landscaping, including at least two trees of a species determined by the Community Development Director and pursuant to CMC Sec. 21.28.070, the project shall incorporate short and long-term bicycle parking, also to the satisfaction of the Community Development Director. The transformer shall be screened with landscaping or be artistically painted. File No.: Plan-2020-90, by the following roll call vote:

AYES: Rivlin, Zisser, Ostrowski, Kamkar, Krey, Buchbinder, Ching
NOES: None
ABSENT: None
ABSTAIN: None

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Eastwood reported that the City Council adopted the Fiscal Year 2023 budget. City Council put \$150,000 in the budget to fund nexus studies for inclusionary housing fee update and a commercial linkage fee as part of the Housing Program. \$200,000 were approved to start developing some short and long term economic development strategies. \$25,000 for a Downtown parking study. Allocation approved for recruitment of Building Official.

Planning technician starting July 6, 2022. New Administrative Analyst, Ken Ramirez, now onboarded.

Availability for one more person from the Commission to attend the American Planning Association California Chapter conference in October. Vice Chair Buchbinder expressed interest.

ADJOURNMENT

The Regular Planning Commission meeting adjourned at 8:45 p.m. to the next Regular Planning Commission Meeting on **Tuesday, July 12, 2022**, at City Hall, Council Chambers, 70 N. First Street, Campbell, CA.

PREPARED BY: *Ken Ramirez*
Ken Ramirez, Administrative Analyst

APPROVED: *stuart ching*
stuart ching (Aug 18, 2022 09:23 PDT)
Stuart Ching, Chair

ATTEST: *Rob Eastwood*
Rob Eastwood, Secretary